

TO LET

Good Quality Upper Floor Offices

First Floor, 3 Tamworth Street, Duffield, Derbyshire DE56 4ER



- Well-presented first floor office in the heart of Duffield village.
- Extending to **24.8 sq.m. / 267 sq.ft.**
- Open plan office with kitchen and WC facilities.
- Self-contained pedestrian access to the rear and unrestricted street parking nearby.
- Available immediately.

RENTAL: £6,750 P.A.
(inclusive of electric and water)

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Location

Duffield is a popular village located on the A6 approximately five miles north of Derby city, and three miles south of the market town of Belper.

The village has a good range of facilities including a Co-operative convenience store, range of local independent retailers, public houses and restaurants. There are regular bus and rail services to Derby and Matlock.

The subject property is situated on Tamworth Street, just off Town Street (A6).

Description

The property comprises a self-contained first floor office suite accessed by staircase.

Internally the property provides a kitchen, WC and open plan office suitable approximately 3 persons.



The specification includes laminate floors, timber skirtings, painted plaster walls, upvc double glazed windows, electric radiators and spotlights.

The property has pedestrian access from Tamworth Street. There is also unrestricted on-street parking available nearby in the village and at the Weston Centre during the day.



Accommodation

Description	sq mtrs	sq ft
Office	20.0	216
Kitchen	4.7	51
WC	0.0	0
Total Net Internal Area:	24.8	267

Services

It is understood that electric, water and drainage services are connected to the property. The rental includes electric, water and drainage charges and buildings insurance. The occupier is responsible for business rates and their internet and phone charges.

Tenure

The suites are available to let for a minimum period of a 12-months. Three month's rent is required as a deposit.

Lettings are by way of a simple, user-friendly licence agreement and can therefore be effected quickly.

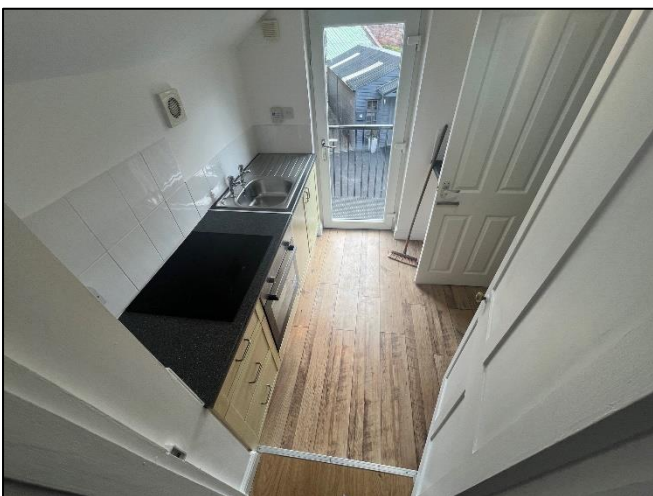


Rent

£6,750 per annum, exclusive of rates but inclusive of electric, water and drainage charges.

VAT

Not applicable



Insurance

There is no charge or contribution to buildings insurance. However, occupiers are to be responsible for the insurance of their contents.

Legal Costs

A simple one-off administrative fee of £295 + VAT is payable by the incoming occupier for the preparation and execution of the licence agreement.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and a recent utility bill must be shown by the occupier.

EPC

An EPC is in preparation.

Viewing

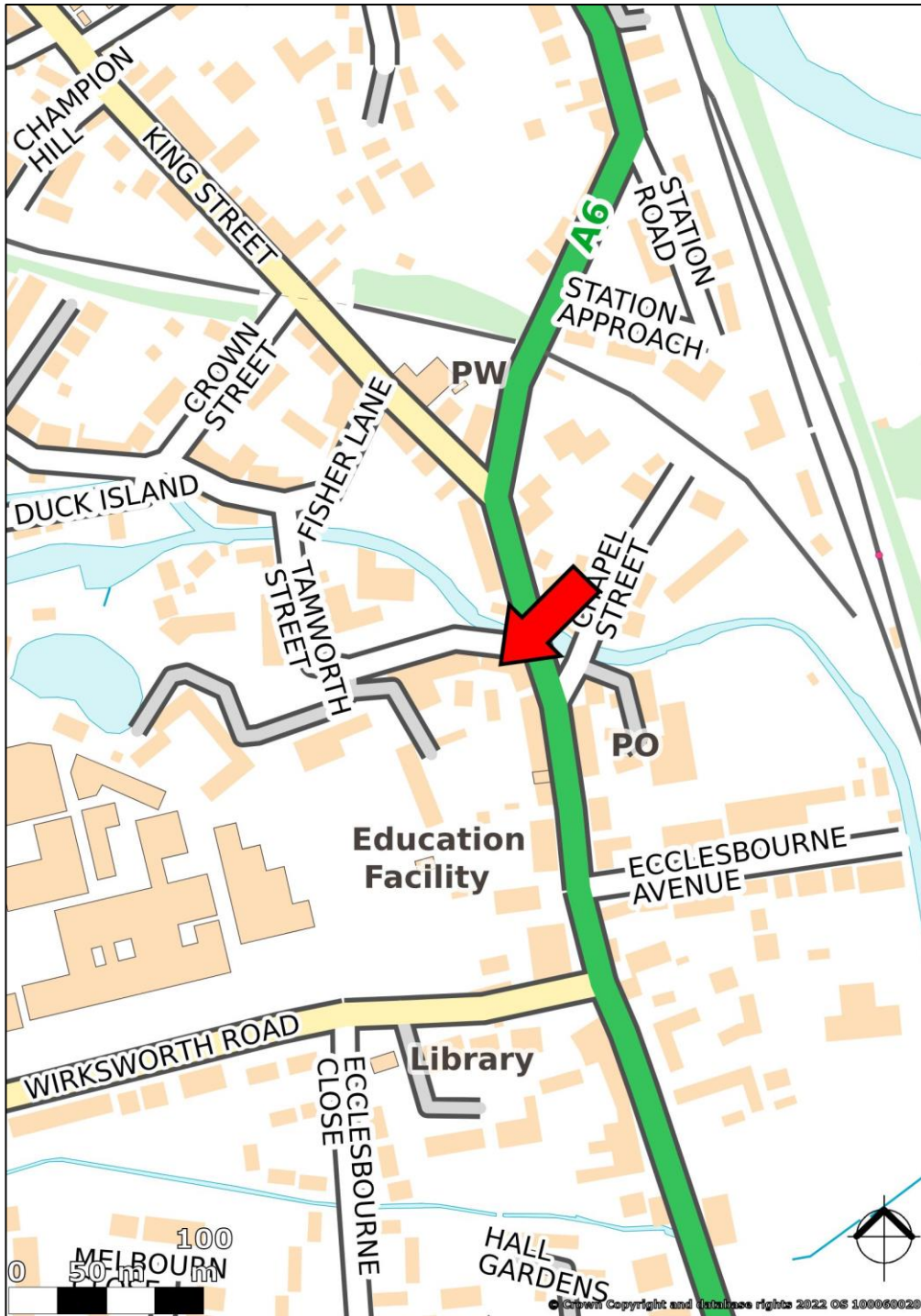
Viewing is strictly via appointment with sole agents:

David Brown Commercial

Tel: 01332 200 232

email:

enquiries@davidbrownproperty.com



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